

PETITION FOR CONSENT TO THE CREATION
OF A MUNICIPAL UTILITY DISTRICT

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF SUGAR
LAND, TEXAS:

The undersigned (herein the "Petitioner"), acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code, respectfully petition the City Council of the City of Sugar Land, Texas, for its written consent to the creation of a municipal utility district and would show the following:

I.

The name of the proposed District shall be FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 137 (the "District").

II.

The District shall be created and organized under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto.

III.

The District shall contain an area of 815.968 acres of land, more or less, situated in Fort Bend County, Texas. The land to be included in the District is located partially within the corporate boundaries of the City of Sugar Land, Texas and partially within the extra-territorial jurisdiction of the City of Sugar Land, Texas. However, prior to development, all of the land currently in the extra-territorial jurisdiction will be annexed into the corporate boundaries of the City of Sugar Land, Texas. All of the land proposed to be included may properly be included in the District. The land proposed to be included within the District consists of one tract described by metes and bounds in Exhibit "A," which is attached hereto and incorporated herein for all purposes (the "Land").

IV.

Petitioner holds fee simple title to the Land, which tract is described more particularly on Exhibit "A," attached hereto and incorporated herein. Petitioner hereby represents that it owns a majority in value of the Land which is proposed to be included in the District, as indicated by the certificate of ownership provided by the Fort Bend Central Appraisal District.

V.

Petitioner represents that Residential Funding Corporation is the only lienholder on the Land and that there are no residents on the Land.

VI.

The general nature of the work to be done by the District at the present time is the design, construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system for domestic and commercial purposes, and the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters, and such other construction, acquisition, improvement, maintenance and operation of such additional facilities, systems, plants and enterprises as shall be consonant with all of the purposes for which the District is created.

VII.

There is, for the following reasons, a necessity for the above-described work. The area proposed to be within the District is urban in nature, is within the growing environs of the City of Sugar Land, Texas, and is in close proximity to populous and developed sections of Fort Bend County, Texas. There is not now available within the area, which will be developed for single family residential and commercial uses, an adequate waterworks system, sanitary sewer system, or drainage and storm sewer system. The health and welfare of the present and future inhabitants of the area and of the territories adjacent thereto require the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of an adequate waterworks system, sanitary sewer system, and drainage and storm sewer system. A public necessity, therefore, exists for the creation of the District, to provide for the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of such waterworks system, sanitary sewer system, and drainage and storm sewer system, to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VIII.

Petitioner, by submission of this Petition, requests the City of Sugar Land's consent to the creation of the District containing the Land under the same conditions set forth in the City of Sugar Land Code of Ordinances, Chapter 26, Article II.

IX.

A preliminary investigation has been made to determine the cost of the proposed District's projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$29,540,000.

WHEREFORE, Petitioner prays that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the land described herein within the District.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED this 30th day of APRIL, 2004.

NNP-KEEPSAKE, L.P.,
a Texas limited partnership

By: NNP-TV Communities, LP,
a Texas limited partnership
its general partner

By: NNP-TV Management, LLC,
a Delaware limited liability company
its general partner

By: 
Name: LaDonna K. Monsees
Title: Sr. Vice President

By: 
Name: James H. McLennan
Title: Vice President and
Chief Financial Officer

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 2004, by _____ of NNP-TV Management, LLC, a Delaware limited liability company, in its capacity as general partner of NNP-TV Communities, LP, a Texas limited partnership, in its capacity as general partner of NNP-KEEPSAKE, L.P., a Texas limited partnership, on behalf of said company and limited partnerships.

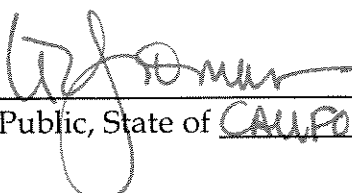
Notary Public, State of Texas

(NOTARY SEAL)

THE STATE OF CALIFORNIA §
COUNTY OF SAN DIEGO §

This instrument was acknowledged before me on this 30th day of APRIL, 2004, by LADONNA K. MONSEES and James H. McLennan of NNP-TV Management, LLC, a Delaware limited liability company, in its capacity as general partner of NNP-TV Communities, LP, a Texas limited partnership, in its capacity as general partner of NNP-KEEPSAKE, L.P., a Texas limited partnership, on behalf of said company and limited partnerships.





Notary Public, State of CALIFORNIA

(NOTARY SEAL)

EXHIBIT A

December 11, 2003
Job No. 1800-0100E-002

DESCRIPTION OF 815.968 ACRES FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 137

Being 815.968 acres of land located in the M.M. Battle League, Abstract 9 and the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of that certain called 1651.239 acre tract conveyed to State Of Texas, for the use and benefit of the Permanent School Fund by instrument of record in File No. 2003023371, Official Records of Fort Bend County, Texas (F.B.C.O.R.), said 815.968 acres being more particularly described by metes and bounds as follows (all bearings based on the Texas State Plane Coordinate System, South Central Zone, NAD 83 (1993 adj.);

COMMENCING for reference at the northwest corner of aforementioned 1651.239 acre tract, and being on the southerly right-of-way line of U.S. Highway No. 90-A (width varies);

Thence, with the west line of said 1651.239 acre tract, South $03^{\circ} 32' 21''$ East, 352.07 feet to the POINT OF BEGINNING, the beginning of a curve whose center bears North $01^{\circ} 04' 13''$ East;

Thence, leaving said west line, 1033.18 feet along the arc of a non-tangent curve to the left, having a radius of 6719.92 feet, a central angle of $08^{\circ} 48' 33''$ and a chord which bears North $86^{\circ} 39' 57''$ East, 1032.16 feet to a point for corner;

Thence, North $67^{\circ} 16' 07''$ East, 1487.35 feet to a point for corner;

Thence, North $65^{\circ} 00' 33''$ East, 271.76 feet to a point for corner, the beginning of a curve;

Thence, 1272.87 feet along the arc of a curve to the right, having a radius of 1231.00 feet, a central angle of $59^{\circ} 14' 40''$ and a chord which bears South $85^{\circ} 22' 07''$ East, 1216.92 feet to a point for corner;

Thence, South $55^{\circ} 44' 47''$ East, 1181.33 feet to a point for corner;

Thence, South $37^{\circ} 11' 47''$ West, 254.57 feet to a point for corner;

Thence, South $37^{\circ} 10' 51''$ West, 220.94 feet to a point for corner;

Thence, South $36^{\circ} 58' 37''$ West, 349.85 feet to a point for corner, the beginning of a curve;

Thence, 1005.10 feet along the arc of a curve to the left, having a radius of 2900.00 feet, a central angle of $19^{\circ} 51' 28''$ and a chord which bears South $27^{\circ} 02' 53''$ West, 1000.08 feet to a point for corner;

Thence, North $72^{\circ} 52' 51''$ West, 174.44 feet to a point for corner, the beginning of a curve;

Thence, 1944.29 feet along the arc of a curve to the left, having a radius of 985.80 feet, a central angle of $113^{\circ} 00' 15''$ and a chord which bears South $50^{\circ} 37' 01''$ West, 1644.13 feet to a point for corner;

Thence, South $05^{\circ} 53' 07''$ East, 326.63 feet to a point for corner, the beginning of a curve;

Thence, 309.97 feet along the arc of a curve to the right, having a radius of 925.00 feet, a central angle of $19^{\circ} 12' 00''$ and a chord which bears South $03^{\circ} 42' 54''$ West, 308.52 feet to a point for corner;

Thence, South $13^{\circ} 18' 54''$ West, 395.15 feet to a point for corner, the beginning of a curve;

Thence, 484.54 feet along the arc of a curve to the left, having a radius of 800.00 feet, a central angle of $34^{\circ} 42' 08''$ and a chord which bears South $04^{\circ} 02' 10''$ East, 477.16 feet to a point for corner;

Thence, South $21^{\circ} 23' 14''$ East, 475.85 feet to a point for corner, the beginning of a curve;

Thence, 240.77 feet along the arc of a curve to the right, having a radius of 1000.00 feet, a central angle of $13^{\circ} 47' 42''$ and a chord which bears South $14^{\circ} 29' 24''$ East, 240.19 feet to a point for corner, the beginning of a reverse curve;

Thence, 1234.78 feet along the arc of a curve to the left, having a radius of 1500.00 feet, a central angle of $47^{\circ} 09' 54''$ and a chord which bears South $31^{\circ} 10' 30''$ East, 1200.21 feet to a point for corner;

Thence, South $54^{\circ} 45' 27''$ East, 213.38 feet to a point for corner, the beginning of a curve;

Thence, 654.32 feet along the arc of a curve to the right, having a radius of 337.43 feet, a central angle of $111^{\circ} 06' 09''$ and a chord which bears South $00^{\circ} 47' 38''$ West, 556.51 feet to a point for corner;

Thence, South $56^{\circ} 20' 42''$ West, 496.65 feet to a point for corner, the beginning of a curve;

Thence, 252.95 feet along the arc of a curve to the right, having a radius of 870.00 feet, a central angle of $16^{\circ} 39' 32''$ and a chord which bears South $64^{\circ} 40' 28''$ West, 252.06 feet to a point for corner, the beginning of a reverse curve;

Thence, 830.90 feet along the arc of a curve to the left, having a radius of 2496.00 feet, a central angle of $19^{\circ} 04' 24''$ and a chord which bears South $63^{\circ} 28' 02''$ West, 827.06 feet to a point for corner, the beginning of a compound curve;

Thence, 394.76 feet along the arc of a curve to the left, having a radius of 1000.00 feet, a central angle of $22^{\circ} 37' 06''$ and a chord which bears South $42^{\circ} 37' 17''$ West, 392.21 feet to a point for corner, the beginning of a compound curve;

Thence, 1742.76 feet along the arc of a curve to the left, having a radius of 1930.00 feet, a central angle of $51^{\circ} 44' 14''$ and a chord which bears South $05^{\circ} 26' 37''$ West, 1684.15 feet to a point for corner;

Thence, South $20^{\circ} 25' 30''$ East, 723.13 feet to a point for corner, the beginning of a curve whose center bears North $26^{\circ} 31' 08''$ West;

Thence, 306.72 feet along the arc of a non-tangent curve to the left, having a radius of 1600.00 feet, a central angle of $10^{\circ} 59' 00''$ and a chord which bears North $57^{\circ} 59' 21''$ East, 306.25 feet to a point for corner;

Thence, North $52^{\circ} 29' 51''$ East, 645.82 feet to a point for corner, the beginning of a curve;

Thence, 577.96 feet along the arc of a curve to the left, having a radius of 850.00 feet, a central angle of $38^{\circ} 57' 29''$ and a chord which bears North $33^{\circ} 01' 07''$ East, 566.89 feet to a point for corner;

Thence, North $13^{\circ} 32' 22''$ East, 100.00 feet to a point for corner, the beginning of a curve;

Thence, 1538.32 feet along the arc of a curve to the right, having a radius of 1213.00 feet, a central angle of $72^{\circ} 39' 44''$ and a chord which bears North $49^{\circ} 52' 14''$ East, 1437.29 feet to a point for corner;

Thence, North $86^{\circ} 12' 06''$ East, 38.47 feet to a point for corner;

Thence, South $03^{\circ} 47' 54''$ East, 765.16 feet to a point for corner on the south line of aforementioned 1651.239 acre tract and on the northerly right-of-way line of U.S. Highway No. 59 (width varies);

Thence, with the common line of said 1651.239 acre tract and U.S. Highway No. 59 the following eleven (11) courses:

- 1) South $86^{\circ} 02' 24''$ West, 79.30 feet to a point for corner;
- 2) South $28^{\circ} 02' 41''$ West, 33.79 feet to a point for corner, the beginning of a curve whose center bears South $11^{\circ} 46' 09''$ East;
- 3) 604.99 feet along the arc of a non-tangent curve to the left, having a radius of 423.00 feet, a central angle of $81^{\circ} 56' 45''$ and a chord which bears South $37^{\circ} 15' 28''$ West, 554.73 feet to a point for corner;
- 4) South $03^{\circ} 29' 03''$ East, 10.70 feet to a point for corner, the beginning of a curve whose center bears South $86^{\circ} 11' 06''$ West;
- 5) 521.31 feet along the arc of a non-tangent curve to the right, having a radius of 875.69 feet, a central angle of $34^{\circ} 06' 32''$ and a chord which bears South $13^{\circ} 14' 22''$ West, 513.65 feet to a point for corner;
- 6) South $52^{\circ} 29' 51''$ West, 1360.72 feet to a point for corner;
- 7) South $57^{\circ} 05' 54''$ West, 199.78 feet to a point for corner;
- 8) South $52^{\circ} 30' 35''$ West, 1944.39 feet to a point for corner;
- 9) South $50^{\circ} 57' 58''$ West, 904.81 feet to a point for corner;
- 10) South $54^{\circ} 07' 22''$ West, 1094.22 feet to a point for corner;
- 11) South $52^{\circ} 33' 39''$ West, 328.87 feet to a point for corner, the southwest corner of aforementioned 1651.239 acre tract;

Thence, leaving said common line and with the west line of said 1651.239 acre tract the following three (3) courses:

- 1) North $03^{\circ} 12' 15''$ West, 3818.55 feet to a point for corner;
- 2) North $86^{\circ} 37' 14''$ East, 1806.22 feet to a point for corner;

815.968 Acres

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3) North 03° 32' 21" West, 9148.93 feet to the POINT OF BEGINNING and containing 815.968 acres of land.

Note: This document was prepared under 22 TAC § 663.21, does not reflect the results of an on-the-ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LJA Engineering & Surveying Inc.

